

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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JAMES D. HAWLEY, AICP
EXECUTIVE DIRECTOR

March 18, 2004
Ref. No. 04-116

RECEIVED

MAR 22 2004

West Lafayette City Council
609 West Navajo Street
West Lafayette, IN 47906

CLERK - TREASURER

Attn: Judith Rhodes, Clerk-Treasurer

CERTIFICATION

RE: UZO AMENDMENT #42: An amendment to change UZO Section 3-2-2 Permitted Use Table by allowing SIC 0742 Veterinary Services by right in the OR zone.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 17, 2004, the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to approve the enclosed UZO amendment. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed zoning ordinance amendment be APPROVED.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/mld

Enclosure: Staff Report and Ordinance

***UZO* TEXT AMENDMENT
AMENDMENT 42: VETERINARY SERVICES IN OR ZONES**

March 11, 2004

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER _____
OF ORDINANCE NO. _____
BEING THE UNIFIED ZONING ORDINANCE
OF TIPPECANOE COUNTY.**

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. _____, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change UZO Section 3-2-2 Permitted Use Table (SIC 0742) Veterinary services for animal specialties by permitting it by right in the OR district with new footnote 57 which shall read: "All operations shall be conducted entirely indoors."

This ordinance shall be in full force and effect from and after its passage.

UZO TEXT AMENDMENT

AMENDMENT 42: VETERINARY SERVICES IN OR ZONES

March 11, 2004

Staff would like to amend the ordinance to allow veterinary services for animal specialties (indoor only) in the OR, Office Research zone by right. Uses in this group include animal hospitals, veterinary services, and animal specialties for a variety of animals, but excludes animals such as cattle, hogs, sheep and goats. The issue was raised after a variance was filed for an existing facility that would like to expand. Said facility received a special exception to operate in the IR zone under the repealed ordinance, but cannot expand because the IR zone was converted to OR under the new ordinance. The UZO does not permit SIC 0742 in OR, but does allow it by right in GB, HB, CB, and A.

Other uses permitted in the OR zone include medical related offices of several different types of health practitioners as well as childcare. A typical veterinary facility would offer care to animals as well as boarding facilities. Staff felt that although one use deals with humans and the other with animals, the types of services are relatively similar. These non-office research type uses, including veterinary services, provide support and convenience to employees of traditional uses found in the OR zone.

All of the Administrative Officers were contacted to get their opinions, which was that they supported the change if the use was restricted to indoor use only. Staff concurs with that assessment because veterinary services with outdoor facilities would not belong in OR; the zone's intent states that activity shall be conducted entirely indoors.

At the Ordinance Committee meeting on February 1st, this proposed amendment to the Use Table of the UZO received a favorable recommendation.

STAFF RECOMMENDATION:

Approval

ORDINANCE NO. _____

TO AMEND CERTAIN PORTIONS OF THE
UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST
LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY
AMENDED AS FOLLOWS:

Section 1: Change UZO Section 3-2-2 Permitted Use Table (SIC 0742)
Veterinary services for animal specialties by permitting it by right in the OR
district with new footnote 57 which shall read: "All operations shall be conducted
entirely indoors."

This ordinance shall be in full force and effect from and after its passage and
signing by the Mayor.

INTRODUCED AND FILED ON THE ____ DAY OF _____, 20____.

DULY ORDAINED, PASSED AND ADOPTED BY THE COMMON COUNCIL
OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THIS THE ____ DAY OF
_____, 20____, HAVING BEEN PASSED BY A VOTE OF ____ IN
FAVOR AND ____ OPPOSED.

Jan H. Mills, Presiding Officer

ATTEST:

Judith C. Rhodes, Clerk-Treasurer

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE,
INDIANA, ON THE ____ DAY OF _____, 20____, AT THE HOUR
OF _____.

Judith C. Rhodes, Clerk-Treasurer

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE _____
DAY OF _____, 20____, AT THE HOUR OF _____.

ATTEST:

Jan H. Mills, Mayor

Judith C. Rhodes, Clerk-Treasurer